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No.393 AMARAVATI, WEDNESDAY, JULY 5, 2017 G.311

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H1)

DRAFT VARIATION TO CHANGE OF LAND USE FROM PUBLIC AND SEMI-PUBLIC USE TO RESIDENTIAL USE IN RAMACHANDRAPURAM.

APPENDIX

NOTIFICATION

Memo No. 467262/H1/2017,- The following draft variation to the Ramachandrapuram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.427, MA., dated: 21.09.2002 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh at Velagapudi.

DRAFT VARIATION

The site in R.S.No.485/P of Ramachandrapuram to extent of 1559.63 Sg.Mts. and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Public & Semi-public land use in the General Town Planning Scheme (Master Plan) of Ramachandrapuram Town, sanctioned in G.O.Ms.No.427, MA Dt:21.09.2002 is now proposed to be designated for Residential use by variation of change of land use basing on the Council Resolution No: 174, dated:04.11.2016 as marked as “A, B,C, D” in the revised part proposed land use map bearing G.T.P. Map No.26/2017/R available in the Municipal Office of Ramachandrapuram Town, **subject to the following conditions that;**

1. The applicant shall handover the site affected portion under road widening through Registered Gift Deed at free of cost to Ramachandrapuram Municipality.
2. The applicant shall maintain buffer towards Murugu Kaluva as per G.O.Ms.No.119, MA&UD Dept, dated 28.03.2017.
3. The applicant shall take prior approval from the Competent Authority before development of site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 30’-0" wide road
East	:	Existing 29’-0" wide road to be widened as per Master Plan
South	:	Apartment Building under construction approved vide B.P NO.103/2016/R.
West	:	Existing 30’-0" wide Municipal Drain followed by Residential Houses.

R.KARIKAL VALAVEN,
Principal Secretary to Government.

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